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REAL ESTATE

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Statement of Information

4/69 MACKENZIE STREET W, GOLDEN SQUARE, VIC 3555

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/69 MACKENZIE STREET W, GOLDEN

2 1 1

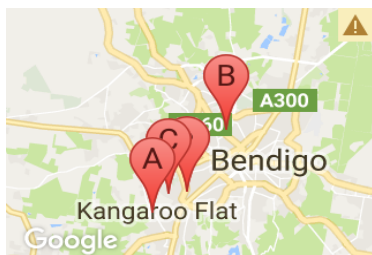
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$220,000 to \$230,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Unit)

\$258,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 GLEDHILL RISE, KANGAROO FLAT, VIC 3555

2 1 1

Sale Price

\$225,000

Sale Date: 03/05/2017

Distance from Property: 2.2km



24 HOY ST, NORTH BENDIGO, VIC 3550

2 1 1

Sale Price

\$225,000

Sale Date: 06/04/2017

Distance from Property: 4.2km



16 TIMBARRA DR, GOLDEN SQUARE, VIC 3555

2 1 2

Sale Price

\$222,500

Sale Date: 17/02/2017

Distance from Property: 960m



This report has been compiled on 28/11/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/69 MACKENZIE STREET W, GOLDEN SQUARE, VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$220,000 to \$230,000

Median sale price

Median price

\$258,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 GLEDHILL RISE, KANGAROO FLAT, VIC 3555	\$225,000	03/05/2017
24 HOY ST, NORTH BENDIGO, VIC 3550	\$225,000	06/04/2017
16 TIMBARRA DR, GOLDEN SQUARE, VIC 3555	\$222,500	17/02/2017